

ZONING CHANGE REVIEW SHEET

CASE: C814-96-0003.06 – Pioneer Crossing PUD **Z.A.P. DATE:** October 16, 2007
Amendment #6
November 20, 2007
December 18, 2007
February 5, 2008
February 19, 2008
March 4, 2008
April 1, 2008
September 16, 2008
October 21, 2008
November 18, 2008
December 2, 2008

ADDRESS: West Braker Lane at Musket Valley Trail

OWNER & APPLICANT: Pioneer Crossing
Corporation (Ralph Reed)

AGENT: Shaw Hamilton Consultants
(Shaw Hamilton)

ZONING FROM: PUD **TO:** PUD

AREA: 12.113 acres

The applicant is requesting to amend the Pioneer Crossing Planned Unit Development (PUD) to change the land use designation on Parcel W6 from "School" to GR-MU, Community Commercial – Mixed Use designation.

SUMMARY STAFF RECOMMENDATION: The Staff's recommends the proposed sixth amendment to the Pioneer Crossing PUD.

ZONING AND PLATTING COMMISSION RECOMMENDATION:

October 16, 2007: *APPROVED A POSTPONEMENT REQUEST BY STAFF TO 11/20/07.*
[J. MARTINEZ, S. HALE 2ND] (6-0) C. HAMMOND, J. GOHIL – ABSENT

November 20, 2007: *APPROVED A POSTPONEMENT REQUEST BY STAFF TO 12/18/07.*
[J. MARTINEZ, K. JACKSON 2ND] (7-0) S. HALE – ABSENT

December 18, 2007: *APPROVED A POSTPONEMENT REQUEST BY STAFF TO 02/05/08.*
[K. JACKSON, J. GOHIL 2ND] (8-0)

February 5, 2008: *APPROVED A POSTPONEMENT REQUEST BY STAFF TO 2/19/08.*
[J. MARTINEZ, K. JACKSON 2ND] (8-0)

February 19, 2008: *APPROVED A POSTPONEMENT REQUEST BY STAFF TO 03/04/08.*
[J. GOHIL, J. SHIEH 2ND] (5-0) K. JACKSON – NOT YET ARRIVED; J. MARTINEZ, T. RABAGO – ABSENT

March 4, 2008: *APPROVED A POSTPONEMENT REQUEST BY STAFF TO 04/01/08*
[J. MARTINEZ, J. SHIEH 2ND] (6-0) K. JACKSON, R. EVANS – ABSENT

April 1, 2008: *APPROVED INDEFINITE POSTPONEMENT AS REQUESTED BY STAFF.*
[J. GOHIL, J. SHIEH 2ND] (6-0) T. RABAGO, J. MARTINEZ – ABSENT

September 16, 2008: *APPROVED A POSTPONEMENT REQUEST BY THE STAFF TO*
OCTOBER 21, 2008.
[K. JACKSON; T. RABAGO – 2ND] (7-0)

October 21, 2008: *APPROVED A POSTPONEMENT REQUEST BY THE STAFF TO*
NOVEMBER 18, 2008.
[R. EVANS; D. TIEMANN – 2ND] (4-0) B. BAKER; K. JACKSON; J. GOHIL –
ABSENT

November 18, 2008: *APPROVED A POSTPONEMENT REQUEST BY THE STAFF TO*
DECEMBER 2, 2008.
[K. JACKSON; T. RABAGO – 2ND] (6-0) J. GOHIL – ABSENT

December 2, 2008: *APPROVED STAFF'S RECOMMENDATION TO AMENDE THE*
PIONEER CROSSING PUD; BY CONSENT
[D. TIEMANN; T. RABAGO – 2nd] (6-0, K. JACKSON - ABSENT

EXHIBITS TO THE STAFF REPORT:

Exhibits A and A-1: Current Zoning Map and Aerial View
 Exhibit B: General Land Use Plan for the Pioneer Crossing PUD
 Attachment A: Transportation Impact Analysis Waiver

ISSUES:

None at this time.

DEPARTMENT COMMENTS:

The subject rezoning area is an undeveloped tract located at the northeast intersection of East Braker Lane and Musket Valley Trail within the Pioneer Crossing Planned Unit Development (PUD). On the PUD Land Use Plan, it is identified as Parcel W6 and is one of two elementary school sites set aside for the Manor Independent School District. Please refer to Exhibits A, A-1 and B.

The Manor Independent School District has selected the eastern school site located on Samsung Boulevard, south of Braker Lane to pursue development of an elementary school. Please refer to attached correspondence. The Applicant proposes a sixth amendment to change the designation on the PUD Plan from "School" to the community commercial –

mixed use (GR-MU) district in order to pursue the development of 40,000 square feet of specialty retail uses and 210 residential condominiums.

The Staff supports the Applicant's request based on its location at the intersection of a major arterial and collector street; a similarly situated Parcel W15 located south of Braker Lane at Pioneer Farms Drive which has GR-MU base district zoning with additional permitted uses; and confirmation from Manor ISD that they have chosen the eastern school site for an elementary school development.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	PUD	Undeveloped
<i>North</i>	PUD	100-year floodplain; Single family residences
<i>South</i>	PUD	Undeveloped
<i>East</i>	PUD	100-year floodplain; Single family residences
<i>West</i>	PUD	Single family residences

AREA STUDY: N / A

TIA: Is waived – Please refer to Attachment A

WATERSHED: Walnut Creek

DESIRED DEVELOPMENT ZONE: Yes

CAPITOL VIEW CORRIDOR: No

SCENIC ROADWAY: No

NEIGHBORHOOD ORGANIZATIONS:

114 – North Growth Corridor Alliance

511 – Austin Neighborhoods Council

711 – Pioneer West Homeowner's Association, Inc.

786 – Home Builders Association of Greater Austin

1037 – Homeless Neighborhood Association

1066 – Pioneer East Homeowner's Association, Inc.

1113 – Austin Parks Foundation

SCHOOLS:

This property is within the Manor Independent School District.

CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C814-96-0003.08	PUD to PUD: to relocate a 50' buffer/setback between Tracts E-8 and E-9 on the land use plan; 25' of buffer to be located along the western	9-26-08: Administratively approved by Staff	N/A

	boundary of Tract E-8 and 25' of the buffer to be located along the eastern boundary of Tract E-9		
C814-96-0003.07	PUD to PUD: to change the permitted land use on Tracts E-20A, W-21 and W-22 from the SF-2 district to the SF-5 district.	Approved the PUD with conditions to 1) limit the # of units to that currently allowed in the PUD thereby not allowing for an increase in overall residential density and 2) to require TIA amendments to be conducted for any future proposed formal amendments	Approved PUD as Commission recommended with an additional condition that Parcels E-20A, W21 and W22 shall be single family residential use (9-25-08).
C814-96-0003.05	PUD to PUD: Proposed administrative amendment to change uses on Tract open space/parkland locations within the PUD	6/19/07: Administratively approved by staff	N/A
C814-96-0003.04	PUD to PUD: To amend land area for SF-2 development regulations from 534.42 acres to 471.21 acres and SF-5 development regulations from 86.25 acres to 149.44 acres. No density limits or original PUD approvals are proposed to change.	4/19/05: Approved staff rec. for PUD amendment by consent (7-0)	5/19/05: Approved PUD amendment (6-0); 1 st reading 7/28/05: Approved PUD amendment (7-0); 2 nd /3 rd readings
C814-96-0003.03	PUD to PUD: Increase the boundaries of the PUD by 138 acres	3/25/03: Approved staff rec. for PUD amendment (8-0)	4/24/03: Approved PUD amendment (6-0); 1 st reading 5/12/05: Approved PUD amendment (6-0);

			2 nd /3 rd readings
C814-96-0003.02	PUD to PUD: Proposed administrative revision	3/12/02: Approved by staff	N/A
C814-96-0003	I-RR to PUD	3/18/97: Approved staff rec. of PUD with conditions (8-0)	4/10/97: Approved PUD with conditions (7-0); all 3 readings

RELATED CASES: C814-96-0003 (Pioneer Crossing PUD)

ABUTTING STREETS:

Name	Pavement	Classification
East Braker Lane	2 @ 27 feet	Major Arterial Divided
Musket Valley Drive	44 feet	Neighborhood Collector

CITY COUNCIL DATE: January 15, 2009

ACTION:

ORDINANCE READINGS: 1st

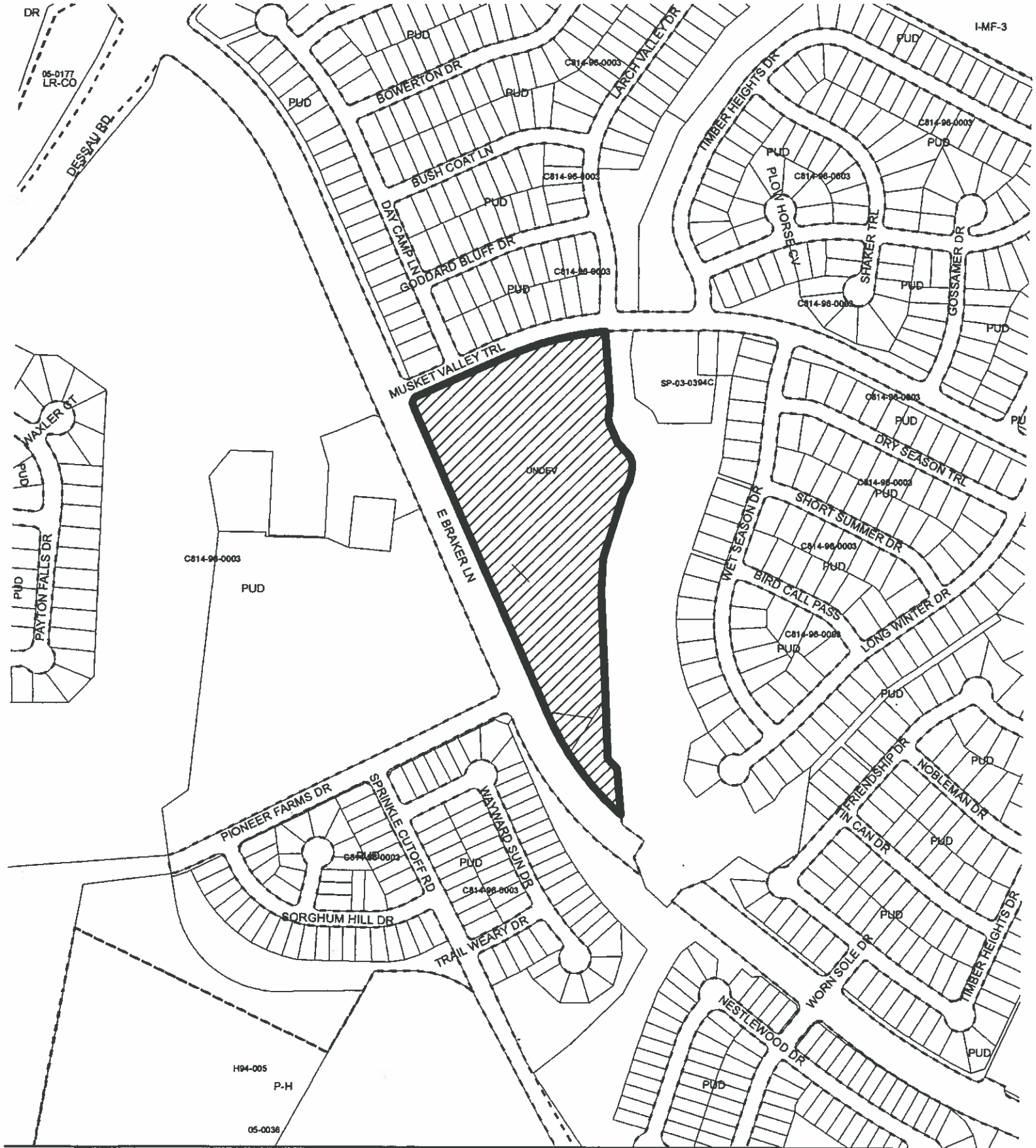
2nd

3rd

ORDINANCE NUMBER:

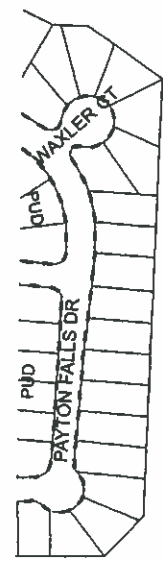
CASE MANAGER: Wendy Rhoades
e-mail: wendy.rhoades@ci.austin.tx.us




PHONE: 974-7719



I-MF-3

05-0177
LR-CO



-  **SUBJECT TRACT**
-  **ZONING BOUNDARY**
-  **PENDING CASE**

ZONING

ZONING CASE#: C814-96-0003.06
ADDRESS: W BRAKER LN AT MUSKET VALLEY TRL
SUBJECT AREA: 12.113 ACRES
GRID: N31
MANAGER: W. RHOADES

OPERATOR: S. MEEKS

Exhibit A



1" = 400'

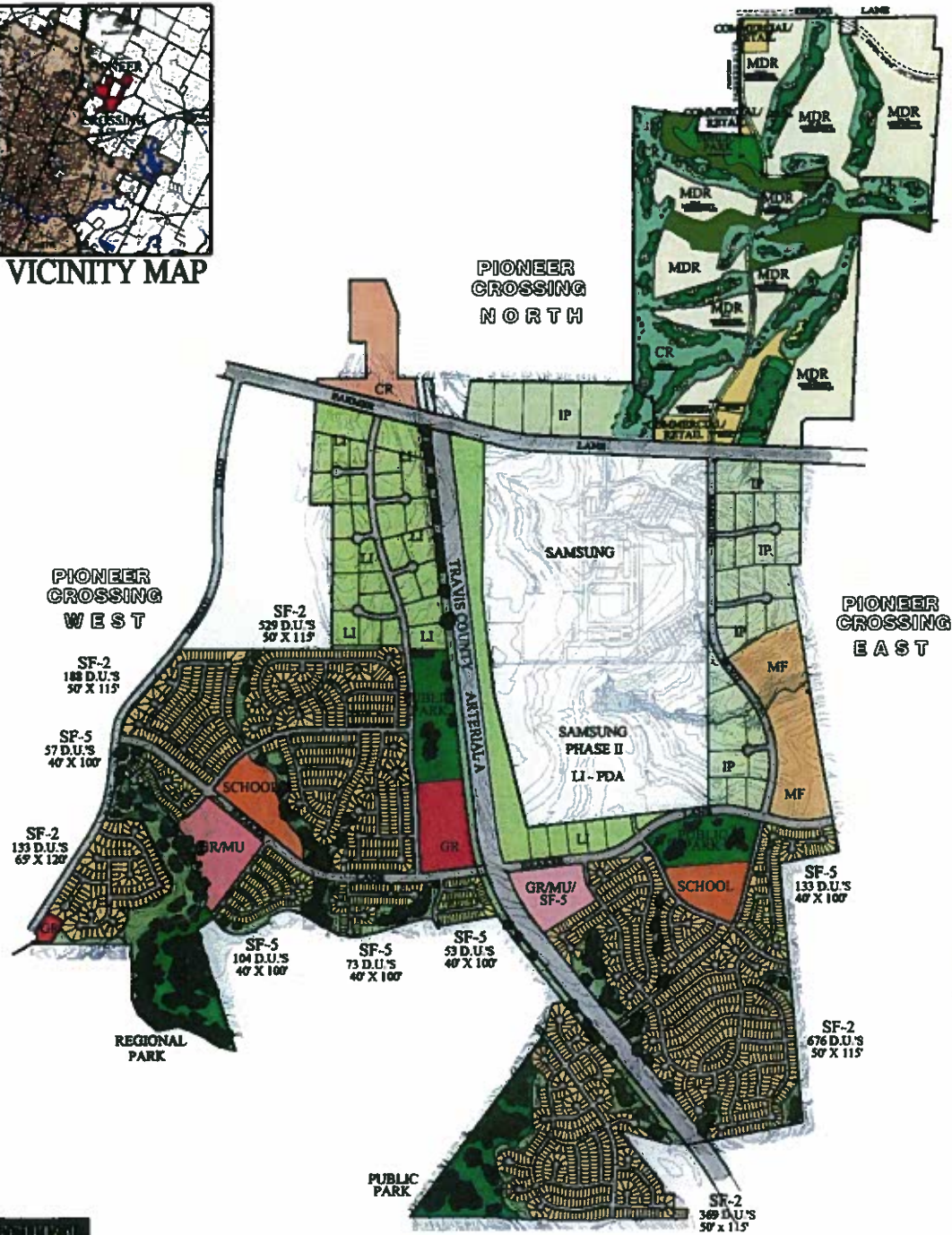
This map has been produced by G.I.S. Services for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



EXHIBIT A-1



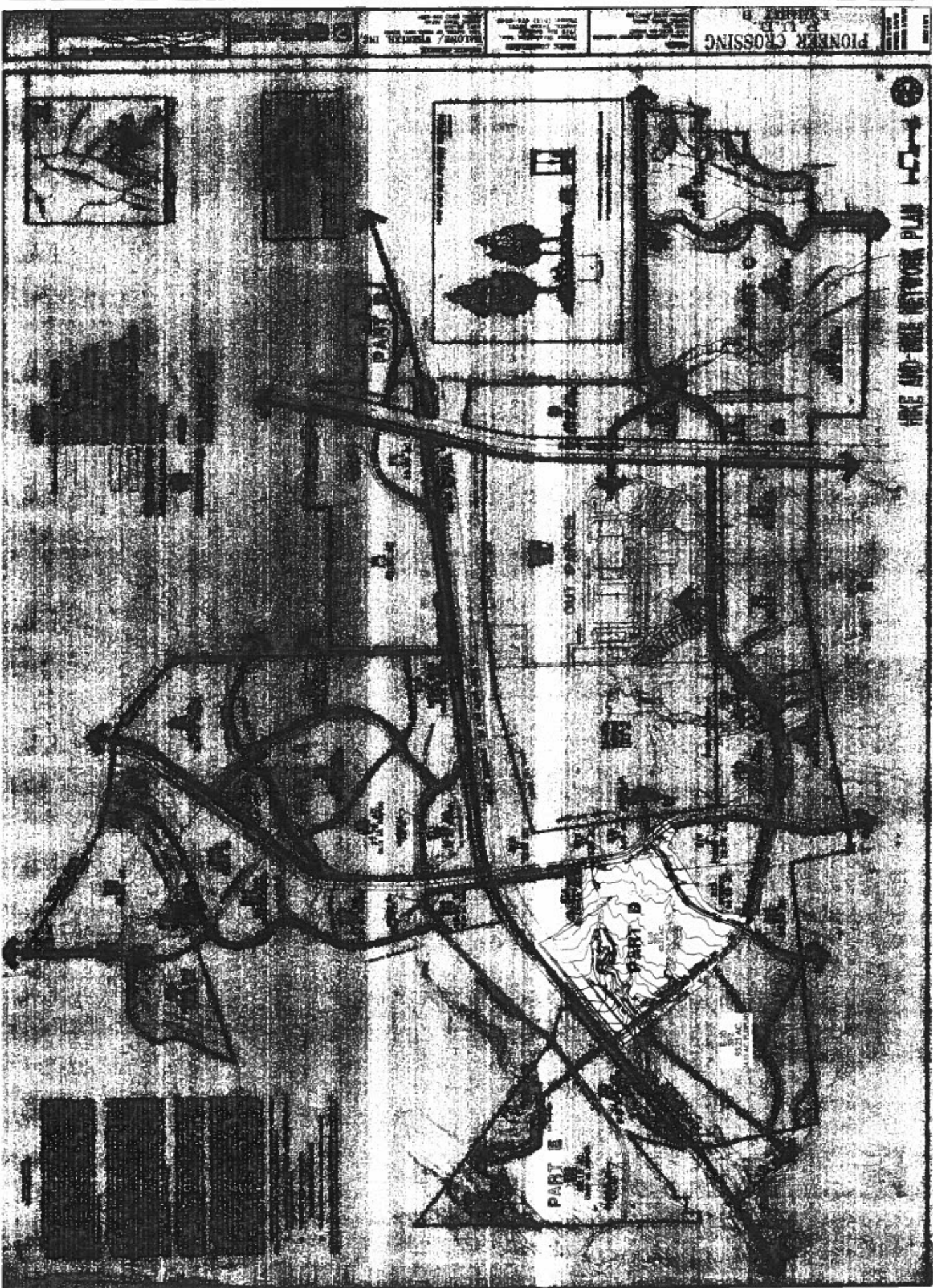
VICINITY MAP



PIONEER CROSSING P.U.D.



EXHIBIT B



The image shows a document page that is almost entirely obscured by large, dark, irregular shapes, likely representing redacted information or severe damage to the original document. The visible structure suggests a grid or table layout with multiple columns and rows. The page is oriented horizontally, and the overall appearance is that of a heavily processed or corrupted scan of a physical document.

SEE LISTING D-1

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45
46
47
48
49
50
51
52
53
54
55
56
57
58
59
60
61
62
63
64
65
66
67
68
69
70
71
72
73
74
75
76
77
78
79
80
81
82
83
84
85
86
87
88
89
90
91
92
93
94
95
96
97
98
99
100
101
102
103
104
105
106
107
108
109
110
111
112
113
114
115
116
117
118
119
120
121
122
123
124
125
126
127
128
129
130
131
132
133
134
135
136
137
138
139
140
141
142
143
144
145
146
147
148
149
150
151
152
153
154
155
156
157
158
159
160
161
162
163
164
165
166
167
168
169
170
171
172
173
174
175
176
177
178
179
180
181
182
183
184
185
186
187
188
189
190
191
192
193
194
195
196
197
198
199
200
201
202
203
204
205
206
207
208
209
210
211
212
213
214
215
216
217
218
219
220
221
222
223
224
225
226
227
228
229
230
231
232
233
234
235
236
237
238
239
240
241
242
243
244
245
246
247
248
249
250
251
252
253
254
255
256
257
258
259
260
261
262
263
264
265
266
267
268
269
270
271
272
273
274
275
276
277
278
279
280
281
282
283
284
285
286
287
288
289
290
291
292
293
294
295
296
297
298
299
300
301
302
303
304
305
306
307
308
309
310
311
312
313
314
315
316
317
318
319
320
321
322
323
324
325
326
327
328
329
330
331
332
333
334
335
336
337
338
339
340
341
342
343
344
345
346
347
348
349
350
351
352
353
354
355
356
357
358
359
360
361
362
363
364
365
366
367
368
369
370
371
372
373
374
375
376
377
378
379
380
381
382
383
384
385
386
387
388
389
390
391
392
393
394
395
396
397
398
399
400
401
402
403
404
405
406
407
408
409
410
411
412
413
414
415
416
417
418
419
420
421
422
423
424
425
426
427
428
429
430
431
432
433
434
435
436
437
438
439
440
441
442
443
444
445
446
447
448
449
450
451
452
453
454
455
456
457
458
459
460
461
462
463
464
465
466
467
468
469
470
471
472
473
474
475
476
477
478
479
480
481
482
483
484
485
486
487
488
489
490
491
492
493
494
495
496
497
498
499
500
501
502
503
504
505
506
507
508
509
510
511
512
513
514
515
516
517
518
519
520
521
522
523
524
525
526
527
528
529
530
531
532
533
534
535
536
537
538
539
540
541
542
543
544
545
546
547
548
549
550
551
552
553
554
555
556
557
558
559
560
561
562
563
564
565
566
567
568
569
570
571
572
573
574
575
576
577
578
579
580
581
582
583
584
585
586
587
588
589
590
591
592
593
594
595
596
597
598
599
600
601
602
603
604
605
606
607
608
609
610
611
612
613
614
615
616
617
618
619
620
621
622
623
624
625
626
627
628
629
630
631
632
633
634
635
636
637
638
639
640
641
642
643
644
645
646
647
648
649
650
651
652
653
654
655
656
657
658
659
660
661
662
663
664
665
666
667
668
669
670
671
672
673
674
675
676
677
678
679
680
681
682
683
684
685
686
687
688
689
690
691
692
693
694
695
696
697
698
699
700
701
702
703
704
705
706
707
708
709
710
711
712
713
714
715
716
717
718
719
720
721
722
723
724
725
726
727
728
729
730
731
732
733
734
735
736
737
738
739
740
741
742
743
744
745
746
747
748
749
750
751
752
753
754
755
756
757
758
759
760
761
762
763
764
765
766
767
768
769
770
771
772
773
774
775
776
777
778
779
780
781
782
783
784
785
786
787
788
789
790
791
792
793
794
795
796
797
798
799
800
801
802
803
804
805
806
807
808
809
810
811
812
813
814
815
816
817
818
819
820
821
822
823
824
825
826
827
828
829
830
831
832
833
834
835
836
837
838
839
840
84

[REDACTED]



Part A	518.05 acres
Part B	22.07 acres
Part C	271.97 acres
Part D	480.70 acres
Part E	119.36 acres
Part F	138.68 acres
Total	1549.23 acres

[illegible]

PLANT LOCATION KEY MAP

Amended 10/11/04
See Exhibit C-1 and C-2

Johnson & Johnson
ONE JOHNSON AVE.
NEW YORK, N.Y. 10017

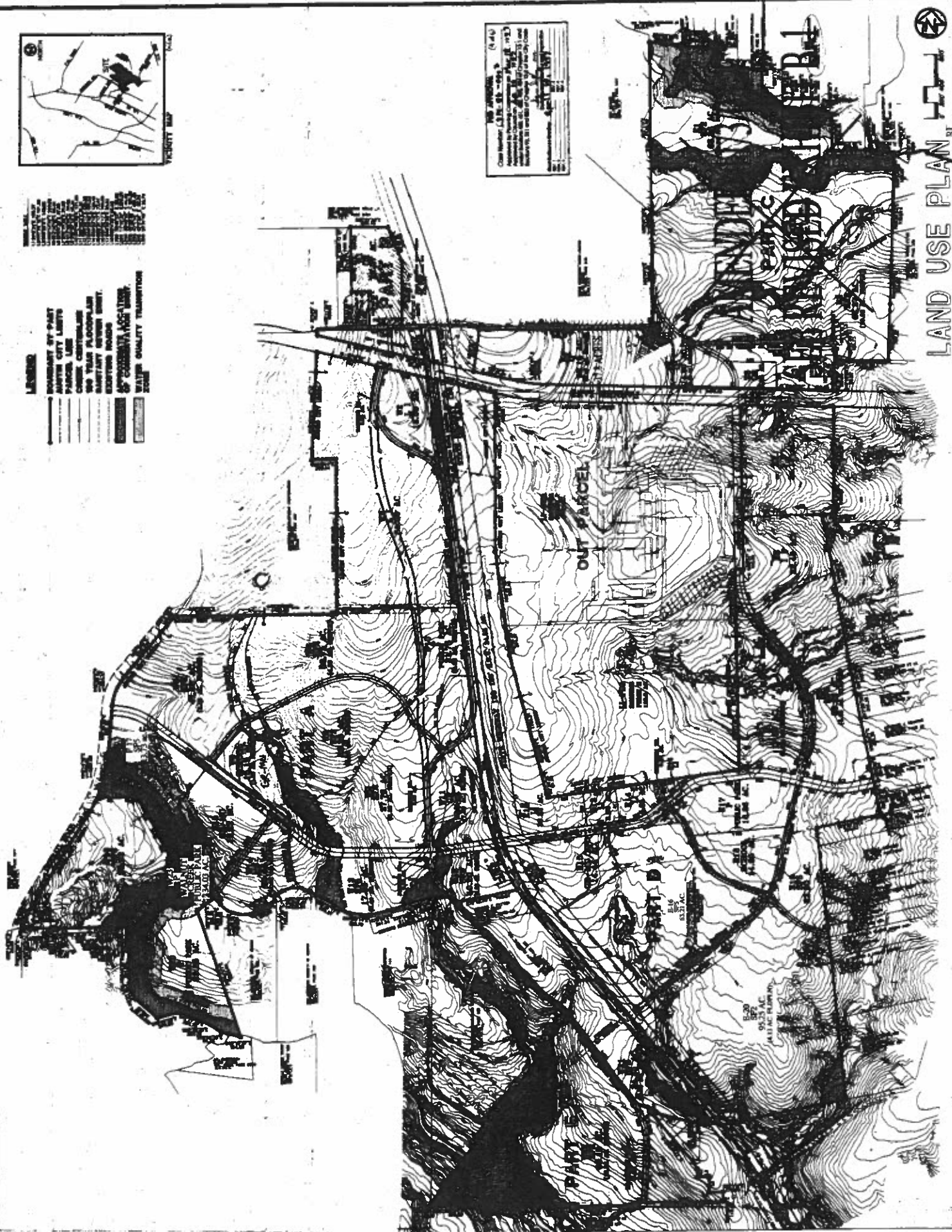
STRENGTH

1

LAND USE PLAN

STUDY OF THE EFFECTS OF

LAND USE PLANTM



Class Number: 97-063
Appointed by Planning Commission: 1975
Approved by Council on: 1975
Under Authority: MS. C. 1-107 Chapter 13
Section 10, 11 and 12 of Ordinance of New City Code

Adopted by the Board: 8/27/75



TRANSPORTATION IMPACT ANALYSIS WAIVER

Applicant: Shaw Hamilton

Phone No.: 791-0778

Project Location: E Braker Lane & Musket Valley Trail (east of E. Braker Ln. & Dessau Ln.)

Project Descript: Planned Unit Development

Project Name: Pioneer Crossing PUD

Waiver(s) Requested: Waiver from Traffic Impact Analysis Addendum

Response: TIA Waiver Approved

Conditions/Comments:

The applicant has requested to rezone parcel W-6 in the Pioneer Crossing Planned Unit Development from a school site to GR/MU base zoning. The applicant is proposing 40,000 ft² of specialty retail and 210 residential condominiums for the site. The following table is a trip comparison between the approved and proposed uses:

Parcel W-6: Trip Comparison for Approved and Proposed Uses			
Use	Total Trips	AM Peak	PM Peak
School	714	203	0
Specialty Retail & Condos	2,852	220	217

There is an approved TIA for the Pioneer Crossing PUD. A waiver is granted from amending the approved TIA with the following conditions:

1. In compliance with Phases 1 and 2 of the traffic phasing agreement dated June 7, 2007, the applicant must post fiscal prior to Council approval for the improvements identified in the phasing agreement for the following intersections:
 - Parmer Ln & Dessau Rd
 - Braker Ln & Musket Valley Trail.
2. The PUD must still comply with the PM peak hour trip limits recorded in the existing traffic phasing agreement dated June 7, 2007.
3. Development of this property should be limited to uses and intensities, which will not exceed or vary from the projected traffic conditions assumed in the TIA dated September 13, 2002. The TIA requirements will be reanalyzed with any future zoning cases or site development permit applications to ensure that the conditions assumed with this waiver are still valid.

If you have any questions or require additional information, please contact me at 974-3428.

Amber Mitonell

Transportation Review Staff – Watershed Protection & Development Review Department

attachment A

Manor Independent School District

Russell W. Wallace

Assistant Superintendent

June 20, 2006

Ralph Reed
Pioneer Crossing Development
1508 S Lamar
Austin, Texas 78704

Dear Mr. Reed:

This letter is being written in regards to the selection of an elementary site in Pioneer Crossing. Manor Independent School District has selected the eastern school site for acquisition in the Pioneer Crossing Project. The western site, located at the corner of Musket Valley and Braker Lane will not be acquired by Manor Independent School District and the district has no objection to the owners of the land changing the land use designation under the existing PUD zoning.

Sincerely,



Russell W. Wallace
Assistant Superintendent

PUBLIC HEARING INFORMATION

This zoning/rezoning request will be reviewed and acted upon at two public hearings: before the Land Use Commission and the City Council. Although applicants and/or their agent(s) are expected to attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During its public hearing, the board or commission may postpone or continue an application's hearing to a later date, or may evaluate the City staff's recommendation and public input forwarding its own recommendation to the City Council. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

During its public hearing, the City Council may grant or deny a zoning request, or rezone the land to a less intensive zoning than requested but in no case will it grant a more intensive zoning.

However, in order to allow for mixed use development, the Council may add the MIXED USE (MU) COMBINING DISTRICT to certain commercial districts. The MU Combining District simply allows residential uses in addition to those uses already allowed in the seven commercial zoning districts. As a result, the MU Combining District allows the combination of office, retail, commercial, and residential uses within a single development.

For additional information on the City of Austin's land development process, visit our website:

www.ci.austin.tx.us/development

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice.

Case Number: C814-96-0003.06

Contact: Sherri Sirwaitis, (512) 974-3057

Public Hearing:

September 16, 2008 Zoning and Platting

Commission

☐ I am in favor
☒ I object

Kristi Revern

Your Name (please print)

11353 Sprinkle Ct Off Rd

Your address(es) affected by this application

9/5/08

Signature

Date

Comments:

*I object to the Pub amendment.
Upon purchasing my home as part
of Pioneer Crossing (developed by
Pioneer Development) the Developer
attended a neighborhood Assoc. meeting and
spoke of his desire to strengthen the new
community and make it safe for kids
to grow + learn. There was much
focus and excitement on the proposed
School. Now,
the Developer
is proposing
to change*

If you use this form to comment, it may be returned to:

City of Austin

Neighborhood Planning and Zoning Department

Sherri Sirwaitis

P. O. Box 1088

Austin, TX 78767-8810